

Development Plan/Site Plan Review

16-001DP/SP/CU – Bridge Park, Block A

Riverside Drive and SR161

This is a proposal for the third phase of development within Block A of the Bridge Park development, including a 107,043-square-foot hotel with 150 guest rooms, 19,104-square-foot conference center, a 468-space parking garage, privately owned/maintained reserves for private drives and 2,570 square feet (0.06 acres) of open space. The site is located at the northeast corner of the Riverside Drive and Dublin Granville Road intersection.

This is a request for review and approval for a Development Plan and Site Plan with associated Waivers as well as a Conditional Use approval for a conference/event center and parking structure under the provisions of Zoning Code Sections 153.066 and 153.236.

Date of ART Recommendation to Planning and Zoning Commission

Thursday, February 11, 2016

Date of Planning and Zoning Commission Determination

Thursday, February 18, 2016

Case Manager

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Attachments

- A. BSD Code Analysis – Development Plan and Site Plan Review
- B. Administrative Review Team Report

PART I: Summary of Required Actions

The Planning and Zoning Commission is required to make determinations (approve/approve with conditions/disapprove) on 6 items with respect to the Bridge Park (Block A) application. These are listed in the order in which determinations are needed.

1) Conditional Use – Parking Structure

ART Recommendation: Approval

2) Conditional Use – Conference/Event Center

ART Recommendation: Approval

3) Development Plan Review

ART Recommendation: Approval with 3 conditions

4) Parking Plan

ART Recommendation: Approval with 2 conditions

5) Site Plan Waivers – 34 proposed

ART Recommendation: Approval of 34 Waivers (with conditions)

6) Site Plan Review

ART Recommendation: Approval with 18 conditions

PART II: Overview

<i>Zoning District</i>	BSD Scioto River Neighborhood District
<i>Review Type</i>	Development Plan/Site Plan/Conditional Use
<i>Development Proposal</i>	Three buildings, including a 107,043-square-foot hotel with 150 guest rooms, a 19,104-square-foot event center, a 468-space parking garage with 2,334 square feet of retail, 2,570 square feet (0.06 acres) of open space and privately owned/maintained reserves for private drives. Conditional Use approval is required for the proposed parking structure and event center.
<i>Uses</i>	Hotel, Parking Structure, General Retail, Event Center and Open Space
<i>Building Types</i>	Corridor Buildings and Parking Structure
<i>Applicant</i>	Nelson Yoder, Scioto Tuller Acquisitions.
<i>Case Manager</i>	Marie Downie, Planner 614.410.4679 mdownie@dublin.oh.us

PART III: Review Procedures

The Development Plan and Site Plan Reviews are the final steps in the zoning review process following approval of the Basic Development and Basic Site Plan Reviews.

City Council approved the Basic Plan Review for this project on December 7, 2015, and made the determination that the Planning and Zoning Commission would be the required reviewing body for the Bridge Park project's Development Plan and Site Plan Review. The Administrative Review Team has made a recommendation to the Planning and Zoning Commission to approve the Development Plan and Site Plan with the conditions and waivers listed in this report on February 11, 2016.

Application Overview

Development Plan Review. The purpose of the application for Development Plan Review is to evaluate the framework for the overall Bridge Park mixed-use development. The Development Plan Review includes an analysis of the project based on the Principles of Walkable Urbanism, the Community Plan's (Bridge Street District Area Plan) objectives for this area, and the Placemaking Elements described in the BSD Scioto River Neighborhood zoning district requirements.

Site Plan Review. The purpose of the application for a Site Plan Review is to serve as an analysis of the arrangement of proposed uses, buildings, open spaces, parking arrangements, landscaping, and all other site details. This application for Site Plan Review applies to Block A for the Bridge Park mixed-use development project: Lots 5, 6, and 8 including three buildings, private drives and associated open spaces.



Waivers. Waivers may be submitted for any project elements that deviate from one or more of the requirements of the Bridge Street District (BSD) zoning regulations and that do not qualify for an Administrative Departure (§153.066(H)). The required reviewing body must find that the requested Waivers meet the criteria of §153.066(I)(6) prior to approval.

Conditional Use. Approval of a conditional use is required for all parking structures along public street frontages (§153.059(C)(3)(g)). The proposed parking structure on lot 8 will be visible from Banker Drive. Approval of a conditional use is also required for conference centers within the Scioto River Neighborhood District.

Future Applications

The current application for Development Plan and Site Plan Review is the final step prior to building permitting for this phase of development (buildings A2-A4). Future Development and Site Plan Reviews, as applicable, will be required prior to development of other phases as well as for building A1.

A Master Sign Plan will be submitted for this development, and must be approved by the Planning and Zoning Commission.

PART IV: Application Contents and Analysis

Overview. The proposal includes a hotel, event center with associated private open space, parking garage, private drives and publicly accessible open.

Development Plan Review

The project elements reviewed as part of the Development Plan Review include the proposed lots and blocks, street network, and neighborhood standards in accordance with §§153.060, 153.061, and 153.063. Refer to the attached ART Analysis & Determinations for an analysis of these Code requirements.

Street Network/Access. The proposal includes two service streets, Longshore Loop and Mooney Way, which provide access throughout the site from Banker Drive and Riverside Drive. These streets align with previously approved streets and allow for continued access through Blocks A and B. Banker Drive, Riverside Drive and SR161 provide access to the site as public streets, however, no changes to these streets are proposed. One-way access is proposed from SR161 via Mooney Way north to Longshore Loop. A mid-block pedestrianway located within a public access easement has been provided through private open space between the hotel and event center. A second mid-block pedestrianway will be required with the development of Lot 7. Preliminary and Final Plats were approved by City Council on January 25, 2016.

Site Plan Review

The project elements of the Site Plan Review include details of use, building types/architecture, open spaces, and Site Development Standards (Parking, Stormwater Management, Landscaping, and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Underground, Signs and Walkability) in accordance with §§153.059, 153.062, 153.064, and 153.065. Refer to the attached ART Analysis & Determinations for an analysis of these Code requirements.

Building Types/Uses. Three buildings and two building types are proposed with this application for Site Plan Review, as described below.

Block A – Lots 5, 6 and 8:

- Three buildings (Two Corridor Buildings and one Parking Structure)
 - Building A2: Event Center – 19,104 sq. ft. – Lot 6
 - Building A3: Hotel – 107,043 sq. ft. – 150 guest rooms – Lot 7
 - Building A4: Parking Structure – 176,626 sq. ft. – 468 vehicular parking spots – Lot 5
Retail – 2,334 sq. ft. (within Parking Structure)
- Publicly Accessible Open Space: Pocket Park – 0.06 acres (Longshore Loop and Banker Drive) – Lot 5
- Private Open Space: Pocket Park – 0.18 acres (between Hotel and Event Center) – Lot 5 and 6

Event Center: The proposed event center is located on Lot 6, directly northeast of the future Riverside Drive/SR161 roundabout. The building is proposed to be 19,104 square feet and is proposed to be one story. The center is proposed to consist of calcium silicate masonry units, glass and aluminum composite metal. A private pocket park is located to the north of the building and at times will be used for private events. The remainder of the time, the open space will remain open to the public.

Hotel: The proposed hotel is located at the southeast corner of the Riverside Drive and Banker Drive intersection. A waiver to permit the hotel to be 8 stories was approved by City Council at the Basic Plan Review. The proposal includes 150 guest rooms with hotel guest services located on the first floor and a public rooftop bar on the 8th story. The hotel is proposed to be a mix of glass, calcium silicate masonry units, and aluminum composite metal to relate to the conference center with ultra high performance concrete (UHPC) as a secondary material.

Parking Structure/ Parking Plan: The proposed parking structure includes a total of 468 spaces which exceeds the maximum permitted as well as a small retail space at the northwest corner of the building. The applicant is asking for review and approval of a Parking Plan in order to permit an excess of parking to serve the future development of Lot 7. The applicant has indicated the design of the structure allows for the potential to add a story to the parking structure should additional parking be needed for Lot 7. The loading spaces serving the block are proposed along Longshore Loop. Service Streets may serve as required loading spaces with approval of a Parking Plan. The structure is proposed to be mainly thin brick with metal panel and concrete panel accents. An accent wall is proposed at the southwest corner of the building that provides for a focal point looking from the future roundabout through the event center open space.

Open Spaces. Based on the proposed uses and square footages, the applicant is required to provide 2,570 square feet of publicly accessible open space with this phase; of which 2,397 square feet are provided. A condition is included to provide the remaining 173 square feet of open space with the development of Lot 7. Refer to the attached Site Plan Analysis & Determinations (Site Plan – §153.064 – Open Space Types) for additional information.

Parking. This development phase requires a minimum of 279 vehicular parking spaces (up to a maximum of 349 spaces) based on the proposed mix of uses. The proposal includes 477 parking spaces through a combination of on-street (9 spaces) and garage parking (468 spaces). A parking plan is required to provide an excess of 128 spaces with the understanding that a comprehensive parking plan will be provided. The excess parking will be able to be used to meet the parking requirements of this lot. Additional information should be provided to identify peak times for the loading spaces being provided along Longshore Loop.

A total of 28 bicycle parking spaces are also required and 30 have been provided both within the parking garage as well as along the public streets and private drives. Refer to the attached ART Analysis & Determinations (Site Plan – §153.065(B) – Site Development Standards – Parking & Loading) for additional information.

Walkability Standards. The Walkability Standards are intended to promote the Principles of Walkable Urbanism and provide for pedestrian connectivity, safety, and comfortable walking and seating environments. While some of these elements are related to site details, the standards provide criteria for determining the appropriate level of connectivity through the project, such as the use of mid-block pedestrianways and crosswalks. The proposal includes one mid-block pedestrianway located between the hotel and event center. This pedestrianway will be publicly accessible at all times and will provide pedestrian access coming from the future Riverside Drive/SR161 roundabout through Block A. An additional mid-block pedestrianway will be required with the development of lot 7 in order to provide similar access through the roundabout. Refer to the attached ART Analysis & Determinations (Site Plan – §153.065(I) – Site Development Standards – Walkability Standards) for additional information.

Site Development Standards. Refer to the attached ART Analysis & Determinations (Site Plan – §153.065(A) – (I)) for a complete analysis of all project details and their alignment with the Bridge Street District zoning regulations.

PART V: Administrative Review Team Comments

Summary of ART Recommendations

The ART has reviewed this project based on the Bridge Street District zoning regulations.

The ART approved the 5 Administrative Departures listed below.

1. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency

- *A minimum of 30% transparency is required on upper stories along street façades; A request to permit 28% transparency on the 7th story along the north elevation (Banker Drive), 29% transparency on the 2nd and 7th stories along the east elevation on building A3.*
2. §153.062(O)(5)(d)2 Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency.
 - *A minimum of 15% transparency is required on non-street facades; A request to permit 14% transparency on the 2nd story along the south elevation of building A3.*
 3. §153.062(E)(1)(a) Building Types, Materials, Façade Materials
 - *A minimum of 80% of each building façade must be constructed of permitted primary materials; A request to permit 79% primary materials on the north elevation of building A4. These calculations are based on the approval of thin brick and metal panels as primary materials.*
 4. §153.062(E)(1)(a) Building Types, Material, Façade Materials.
 - *A minimum of 80% of facades shall be primary materials; A request to permit the south elevation on building A2 to be 74% primary material.*
 5. §153.062(E)(1)(a) Building Types, Material, Façade Materials.
 - *A maximum of 20% of facades may be secondary materials; A request for the north elevation of building A4 to consist of 21% secondary materials.*

The ART recommended approval of the 34 Site Plan Waivers and recognized that the number of Waivers in no way determines the quality of the architecture. The ART was supportive of the overall architecture of the block and the high quality of design. The ART also recommended approval of the proposed Parking Plan with 4 conditions, Development Plan with 3 conditions, and Site Plan with 19 conditions. The ART added a condition that the applicant provide details of successful installations of thin brick in order for them to recommend approval of the use as a primary material.

PART VI: ACTION ITEMS

1) Conditional Use – Parking Structure

Review Criteria

Staff has reviewed this application based on the review criteria for applications for Conditional Use Review, and recommends the following responses with respect to the parking structure facing public streets:

1. Proposed Use is Harmonious with the Zoning Code and Community Plan

Met. Parking structures are necessary and expected in an urban environment, as planned for the Bridge Street District, and enable the development densities necessary to achieve the intent for the Bridge Street District Area Plan in the Community Plan.

2. Proposed Use Complies with Applicable Development Standards

Met with conditions/Waivers. The proposed parking structure has either met all applicable development standards, including parking structure design and circulation, or will meet them following approval of the Waivers and applicable conditions noted in the ART Report and attached Site Plan Analysis.

3. Proposed Use is Harmonious with Existing/Intended Character of the General Vicinity

Met. The proposed parking structure (building A4) will be harmonious with the intended urban character of the Bridge Park mixed use development.

4. Proposed Use Will Not Negatively Impact Surrounding Uses

Met. Parking structures are necessary and expected in urban environments like the planned Bridge Park mixed-use development. The proposed parking structure will provide the parking required in the three adjacent buildings and will provide an excess of parking to be counted towards the parking requirements for Lot 7.

5. Proposed Use Will Be Adequately Served by Essential Public Facilities

Met. The proposed parking structure will be adequately served by essential public facilities, including the adjacent road network, fire access, and utilities.

6. Proposed Use Not Detrimental to Community Economic Welfare

Met. The proposed parking structure provides ample parking for the surrounding uses.

7. Proposed Use Not Detrimental to General Welfare

Met with Conditions. The proposed parking structure is located appropriately in the context of the Bridge Park development, providing a critical function in an urban environment.

8. Vehicular Circulation

Met with conditions/Waiver. The proposed parking structure meets applicable zoning requirements for circulation with associated waivers/conditions/Parking Plan approval.

9. Proposed Use Not Detrimental to Property Values

Met. The proposed parking structure will not be detrimental to the property values of surrounding development, which is expected to be similarly urban in character, with additional parking structures anticipated to serve the parking needs of the overall Bridge Park mixed-use development.

10. Proposed Use Will Not Impede Orderly Development

Met. The proposed parking structure is appropriately sited near the center of activity planned for this development to allow for convenient pedestrian access, while avoiding becoming an impediment to the overall urban character of the Bridge Park mixed-use development.

Recommendation: Staff recommends approval a Conditional Use application for a parking structure fronting a public street.

2) Conditional Use – Event Center

Review Criteria

Staff has reviewed this application based on the review criteria for applications for Conditional Use Review, and recommends the following responses with respect to the event center:

1. Proposed Use is Harmonious with the Zoning Code and Community Plan

Met. The proposed event center achieves the intent for the Bridge Street District Area Plan in the Community Plan.

2. Proposed Use Complies with Applicable Development Standards

Met with conditions/Waivers. The proposed event center has either met all applicable development standards or will meet them following approval of the Waivers and applicable conditions noted in the ART Report and attached Site Plan Analysis.

3. Proposed Use is Harmonious with Existing/Intended Character of the General Vicinity

Met. The proposed event center will be harmonious with the intended urban character of the Bridge Park mixed use development.

4. Proposed Use Will Not Negatively Impact Surrounding Uses

Met. The proposed event center will not negatively impact the surrounding uses and will provide vibrancy to the district.

5. Proposed Use Will Be Adequately Served by Essential Public Facilities

Met. The proposed event center will be adequately served by essential public facilities, including the adjacent road network, fire access, and utilities.

6. Proposed Use Not Detrimental to Community Economic Welfare

Met. The proposed event center is designed to complement the adjacent buildings and will support the adjacent hotel.

7. Proposed Use Not Detrimental to General Welfare

Met with Conditions. The proposed parking structure is located appropriately. Conditions are recommended to ensure that friendly pedestrian circulation is provided.

8. Vehicular Circulation

Met with conditions/Waiver. The proposed event center meets applicable zoning requirements for circulation, with the exception of the stacking between the entry gate and the ROW.

9. Proposed Use Not Detrimental to Property Values

Met. The proposed event center will not be detrimental to the property values of surrounding development, which is expected to be similarly urban in character.

10. Proposed Use Will Not Impede Orderly Development

Met. The proposed event center is appropriately sited near the center of activity planned for this development to allow for convenient pedestrian access, while avoiding becoming an impediment to the overall urban character of the Bridge Park mixed-use development.

Recommendation: Staff recommends approval of a Conditional Use application for a conference/event center in the Scioto River Neighborhood District.

3) Parking Plan

A parking plan is included in this submission for review and approval by the required reviewing body (PZC). The parking plan includes the approval of the following:

Parking Structure	468 spaces (263 spaces required)
On-street	9 spaces
Total:	477

Bicycle Parking: 30 spaces

Loading Spaces: 7 spaces along Longshore Loop (service street)

The approval of a parking plan allows for deviations from the Code requirements. These deviations include an excess of 128 parking spaces, and a total of 7 loading spaces located on a service street.

Recommendation: The Administrative Review Team recommended approval of the proposed Parking Plan with the following 2 conditions:

- 1) The required number of ADA spaces be provided (Per Chapter 11 of the Ohio Building Code, current edition).
- 2) A detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off areas.

4) Development Plan Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for applications for Development Plan Review, and recommends the following responses:

1. Development Plan is Substantially Similar to Basic Plan

Met. The proposed Development Plan is consistent with the approved Basic Development Plan in terms of lot and block dimensions, street types, and open space placement.

2. Lots and Blocks Meet Requirements of §153.060

Met with condition. The project involves a series of interconnected streets with walkable block sizes, organized to accommodate multiple modes of transportation. A mid-block pedestrianway will be required with the development of Lot 7.

3. Street System is Consistent with the BSD Street Network Map of §153.061 and Traffic Can Be Adequately Accommodated

Met. The proposal creates an interconnected street network in the general pattern of development depicted in the Bridge Street District Street Network Map (Fig. 153.061-A) and the Thoroughfare Plan. Engineering has determined the provided and planned street network is adequate to accommodate generated traffic from this development.

4. Street Types are Consistent with the Principles of Walkable Urbanism of §§153.057-058 and Coordinate with the Proposed Development

Met. All typical street sections meet Bridge Street District standards for streets.

5. Buildings and Open Spaces are Appropriately Sited

Met. The buildings and open spaces appear to be appropriately sited consistent with the requirements of Zoning Code Sections 153.062 and 153.064. Details for open space are determined as part of the Site Plan Review (coordinated with the proposed buildings and the adjacent streetscape).

6. Application is Consistent with the Neighborhood Standards of §153.063

Met. The Bride Street district Scioto River Neighborhood District standards are met with the conditions, waivers and administrative departures in this report.

7. Phasing

Met. The applicant has provided a phasing plan indicating that all streets and utilities will be provided with phase 1 in addition to the hotel, parking structure and required open space. Phase 2 will include the event center and other associated open space.

8. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents

Met. The proposal is consistent with the goal of creating a vibrant mixed-use walkable development within the BSD Scioto River Neighborhood District and is generally consistent with the Principles of Walkable Urbanism described in §153.057.

9. Adequate and Efficient Infrastructure

Met. The proposed street network is comprehensive, organized by a hierarchy of street character families, and is configured to accommodate multiple modes of transportation.

Recommendation: The Administrative Review Team recommended approval of the proposed Development Plan with the following 3 conditions:

- 1) A mid-block pedestrianway between the event center and office be provided with the development of Lot 7.
- 2) Signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3.
- 3) Any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

5) Site Plan Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for applications for Site Plan Review, and recommends the following responses:

1. Site Plan is Substantially Similar to Basic Plan

Met. The proposed site plan is consistent with the approved Basic Site Plan in terms of the uses, building siting, open space distribution, and site details.

2. Consistency with Approved Development Plan

Met. The proposal is consistent and coordinated with the Development Plan, which is included as part of this application review.

3. Meets Applicable Requirements of §§153.059 and 153.062 through 153.065

Met with Conditional Use approval, Waivers and conditions. Approval by the Planning and Zoning Commission for Conditional Use for the parking garage and Event Center will be required. Please see below for applicable waivers, conditions and administrative departures.

4. Safe and Efficient Circulation

Met with condition. The proposed street network will provide for safe and efficient circulation within and around this site. Verification on the surveillance of the proposed parking structure should be provided at building permitting stage.

5. Coordination and Integration of Buildings and Structures

Met. The applicant has worked with the City to develop buildings that relate well to each other and will allow for integration and coordination with future phases of the Bridge Park development.

6. Desirable Open Space Type, Distribution, Suitability, and Design

Met with conditions and Waiver. A total of 2,570 square feet of publicly accessible open space is required for the development of these three lots. The applicant is proposing 2,397 square feet of open space and will be required to provide the additional 173 square feet with the development of lot 7. A waiver is required to permit the proposed open space at the SW corner of Longshore Loop and Banker Drive to be considered a pocket park even though it does not meet the size requirements.

7. Provision of Public Services

Met. This proposal includes public utility information. The details for providing services in a desirable manner should be coordinated and finalized to the satisfaction of the City Engineer prior to building permitting and subject to an approved Development as needed.

8. Stormwater Management

Met. The plans demonstrate compliance with the City of Dublin Stormwater Management Design Manual.

9. Phasing

Met. The applicant has provided a phasing plan indicating that all streets and utilities will be provided with phase 1 in addition to the hotel, parking structure and required open space. Phase 2 will include the event center and other associated open space.

10. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents

Met. The proposal is consistent with the goal of creating a vibrant mixed-use walkable development within the BSD Scioto River Neighborhood District and is generally consistent with the Principles of Walkable Urbanism described in §153.057.

Recommendation: The Administrative Review Team recommended approval of the proposed Site Plan with the following 18 conditions and 34 Waivers:

Conditions:

- 1) Any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

- 2) Conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center.
- 3) Patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require Minor Project Review prior to installation.
- 4) A Master Sign Plan be submitted for separate review and approval.
- 5) Additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy.
- 6) Any additional required open space be provided with the development of Lot 7.
- 7) A comprehensive Parking Plan be submitted indicating opportunities for shared parking.
- 8) Details of the proposed bicycle racks be provided for Staff review and approval.
- 9) A detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval.
- 10) The retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report.
- 11) The applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces.
- 12) A revised Photometric Plan should be resubmitted with Building Permits.
- 13) The applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be take, at building permitting.
- 14) The applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design.
- 15) The applicant provide additional information regarding the use of irrigation systems for Staff approval.
- 16) A final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval.
- 17) The applicant work with Staff to provide increased access to the open space along Banker Drive.
- 18) Additional information including examples of successful installations of thin brick at a similar scale be provided for the PZC review.

Site Plan Waivers

The Administrative Review Team recommended **approval with conditions noted** to the Planning and Zoning Commission of the following 34 Site Plan Waivers:

1. §153.062(B)(3)(e) Building Types, General Requirements, Accessory Structures.
 - *Accessory Structures shall be in the buildable area of the lot;* A request to allow an accessory structure on Lot 6, to be within the 5-foot side yard setback and encroach Lot 5.
- Criteria Met.** *The proposed accessory structure will be an asset to the proposed open space.*
2. §153.062(D)(1)(a)2 Building Types, Roof Type Requirements.
 - *Parapet roofs shall be between 2 ft. – 6 ft. in height;* A request to allow the following parapet heights:

- *Building A2: 10 inch parapet over the pre-function space and restroom area, and a parapet varying in height from 7.45 ft. to 8.75 ft. surrounding the rooftop mechanical equipment.*
- *Building A3: 9 ft. parapet height in the area of the rooftop mechanical well.*

Criteria Met. *Feature of the proposed architecture. Parapets will provide adequate screening of mechanicals.*

3. §153.062(E)(1) Building Types, Materials, Façade Materials.

- *Permitted primary materials are stone, brick and glass; A request to allow aluminum composite metal panels as a permitted primary material for the entire Block A.*
- *Permitted secondary materials are glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding;*
 - *A request to allow thin brick and ultra-high performance concrete as permitted secondary materials for Block A.*
 - *A request to allow concrete panel as a secondary material for Building A4.*

Criteria Met. *The proposed materials will provide a variation in materials throughout the district. The applicant has provided examples of successful uses of the materials.*

4. §153.062(O)(5)(a)1 Building Types, Corridor Buildings, Building Siting, Street Frontage, Front Property Line Coverage.

- *A minimum of 75% coverage is required on Front Property Lines by the minimum number of stories;*
 - *Building A2: A request to allow front property line coverage for one story. This waiver is not required with the approval of the minimum building stories waiver.*
 - *Building A3: A request to allow 51.62% of the front property line to be covered along Banker Drive.*

Criteria Met. *The proposed height of building A2 is appropriate for the use. Open space along building A3 provides opportunities for pedestrian activity.*

5. §153.062(O)(5)(a)1 Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner.

- *Occupation of corner is required; A request to permit a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3.*

Criteria Met. *This waiver allows for private patios as an amenity for the Hotel users. The corner is activated by the close by bar entrance and patron activity.*

6. §153.062(O)(5)(a)2 Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback.

- *Rear Yard Setback, 5 ft.; A request to allow building A2 and A3 to have the following rear yard setbacks:*
 - *Building A2: 0 ft. rear yard setback*
 - *Building A3: 2.89 ft. building rear yard setback and encroachment of vehicular canopy.*

Criteria Met. *Adequate space for pedestrians is provided.*

7. §153.062(O)(5)(a)2 Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage.

- *Lots are permitted 80% Impervious Coverage. Once the 80% is reached, an additional 10% of Semi-Pervious Lot Coverage is permitted; A request to allow building A2 to have an additional 27% of Semi-Pervious lot coverage.*

Criteria Met, with a condition that the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces.

8. §153.062(O)(5)(b) Building Types, Corridor Buildings, Height, Minimum Building Height.

- *Minimum of 3 stories;*
 - Building A2: A request to permit one story.
 - Building A3: A request to permit one story along Longshore Loop.

Criteria Met. The proposed building heights are consistent with the Basic Plan Review.

9. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency

- *A minimum of 60% transparency is required on ground story street facing façades;*
 - Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
 - Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).

Criteria Met, with a condition that the applicant work with Staff to provide landscape materials along the Riverside Drive/SR 161 retaining wall.

10. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency

- *A minimum of 30% transparency is required on upper stories along street façades;* A request to permit 13% transparency on the 8th story along the east elevation (Longshore Loop) on building A3.

Criteria Met. The waiver allows for screening of rooftop units.

11. §153.062(O)(5)(d)2 Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency.

- *A minimum of 15% transparency required on non-street facades;*
 - Building A2: A request to permit 11% transparency along the south elevation.
 - Building A3: A request to permit 4% transparency on the 8th story along the south elevation.

Criteria Met. The transparencies provides internal functionality.

12. §153.062(O)(5)(d)1-2 Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations.

- *Blank walls are prohibited on both street facing and non-street facing facades;*
 - Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
 - Building A3: A request to permit blank walls on the west elevation of the 8th story, north elevation of the 2nd – 7th stories, south elevation on the 1st – 8th stories and the east elevation on the 3rd – 8th stories.

Criteria Met. The blank walls are architecturally appropriate or are included in order for the use to function.

13. §153.062(O)(5)(d)3 Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location.

- *The Principal Entrance is required along a Primary Street Façade;*
 - Building A2: A request to permit the principal entrance to be located along Longshore Loop.
 - Building A3: A request to permit the principal entrance to be located along Longshore Loop.

Criteria Met. *The principal entrances are located on Longshore Loop to provide easy access to and from the parking structure.*

14. §153.062(O)(5)(d)3 Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances.

- *Street Façade Entrances are required once every 75 feet;*
 - Building A2: A request to permit one entrance located along Longshore Loop while three are required.
 - Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.

Criteria Met. *The proposed uses require a limited number of entrances. There are adequate pedestrian paths leading to all entrances.*

15. §153.062(O)(5)(d)4 Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments.

- *Vertical Increments are required every 45 feet;*
 - Building A2: A request to allow the following vertical increments:
 - South Elevation: ±73 ft., ±90 ft.
 - East Elevation: ±55 ft., ±78 ft.
 - North Elevation: ±98 ft., ±113 ft.
 - Building A3: A request to allow no vertical increments.

Criteria Met. *The waiver is a result of the architecture and use of the buildings.*

16. §153.062(O)(5)(d)4 Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions.

- *Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 ft. of the top of the ground story & required at any building step-back;* A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.

Criteria Met. *The waiver is a result of the proposed architecture.*

17. §153.062(E)(1)(a) Building Types, Material, Façade Materials.

- *A minimum of 80% of facades shall be primary materials;*
 - Building A2: A request to allow the following percentages of primary materials:
 - West Elevation: 59%/*96%
 - North Elevation: 66%/*93%
 - East Elevation: 54%/*96%

- South Elevation: 74%/*97%
- Building A3: A request to allow the following percentages of primary materials:
 - West Elevation: 64%/*88%
 - North Elevation: 41%/*80%
 - East Elevation: 31%/*86%
 - South Elevation: 22%/*46%

*Including ACM as Primary Material

Criteria Met. *The proposed materials do not result in a development of lesser quality.*

18. §153.062(E)(1)(a) Building Types, Material, Façade Materials.

- *A maximum of 20% of facades may be secondary materials;* A request for the south elevation of building A3 to consist of 54% secondary materials.

Criteria Met. *The proposed materials do not result in a development of lesser quality.*

19. §153.062(O)(5)(d)6 Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types.

- *Permitted roof types include parapet, pitched and flat;* A request to permit a shed roof on building A2.

Criteria Met. *The proposed roof is architecturally appropriate.*

20. §153.062(O)(12)(a)1 Building Type, Parking Structure, Building Siting, Street Frontage, ROW Encroachment.

- *ROW encroachments are not permitted;* A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive ROW.

Criteria Met. *The proposed canopy allows for pedestrian cover along the retail portion of the building.*

21. §153.062(O)(12)(a)2 Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback.

- *Rear yard setback, 5ft;* A request to allow the rear yard setback for building A4 to vary from 0-4.33 ft. along Longshore Loop.

Criteria Met. *Adequate space for pedestrians is still provided.*

22. §153.062(O)(12)(a)2 Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage.

- *Lots are permitted 80% Impervious Coverage;* A request to allow building A4 to have 95% impervious coverage.

Criteria Met. *The waiver is a result of the use of the building.*

23. §153.062(O)(12)(d)3 Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances.

- *Street Façade Entrances are required once every 75 feet;* A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 0 entrances along the south elevation while 3 are required and 2 along the west elevation while 3 are required.

Criteria Met. *The number of entrances are not intended to apply to parking structures.*

24. §153.062(O)(12)(d)4 Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments.

- *Vertical Increments are required every 30ft.;* A request to allow vertical increments at 35.39ft apart along the east elevation and 39.27ft apart along the west elevation of building A4.

Criteria Met. *The waiver is a result of the use of the building.*

25. §153.062(O)(12)(d)5 Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials.

- *Permitted primary materials include brick, stone and glass;* A request to permit thin brick and metal panels as primary materials for building A4.

Criteria Met, *with condition that examples of successful installations be provided for the PZC review.*

26. §153.062(E)(1)(a) Building Types, Materials, Façade Materials

- *Minimum of 80% primary façade materials;* A request to allow the following percentages of primary materials on building A4:
 - North Elevation: 24%/*79%
 - South Elevation: 13%/*71%
 - West Elevation: 21%/*97%
 - East Elevation: 16%/*92%

*Including Thin Brick and ACM as Primary Materials

Criteria Met, *with condition that examples of successful installations be provided for the PZC review.*

27. §153.062(E)(1)(a) Building Types, Material, Façade Materials.

- *A maximum of 20% of facades may be secondary materials;* A request for following percentage of secondary materials on building A4:
 - North Elevation: 76%/*21%
 - South Elevation: 87%/*29%
 - West Elevation: 79%/*3%
 - East Elevation: 84%/*8%

*Including Thin Brick and ACM as Primary Materials

Criteria Met.

28. §153.062(O)(12)(b)6 Building Type, Parking Structure, Façade Requirements, Roof Type, Tower.

- *Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type;* A request to permit towers on building A4 at the SE corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.

Criteria Met. *The proposed towers provide identification to the building.*

29. §153.062(D)(4) Building Type, Roof Type Requirements, Towers.

- *One tower is permitted per building.* A request to permit two towers on building A4.
- *Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height.* A request to permit the following tower dimensions on building A4:
 - SE tower: 15.75ft high, 27.57ft wide
 - West tower: ±17.70ft high and 39.27ft wide

Criteria Met. *The proposed towers provide identification to the building.*

30. §153.064(F)(2) Open Space Types, Refer to Table 153.064-A.

- *Pocket Parks are required to be between .10- and .50-acre;* A request to permit the proposed pocket park located at the SW corner of Banker Drive and Longshore Loop to be .06-acre.

Criteria Met. *Open spaces meet the intent of the Code.*

31. §153.065(B)(5)(a)1 Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes.

- *Parking structures are required an exit lane for every 200 parking spaces;* A request to permit 2 exit lanes, while 3 are required.

Criteria Met.

32. §153.065(B)(5)(c)3 Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation.

- *A minimum ceiling clearance height of 12ft is required where parking structures have frontage;* A request to permit a ceiling clearance of 9ft along Banker Drive.

Criteria Met.

33. §153.065(E)(1)(b)4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity.

- *Retaining walls extending above grade are limited in height to 4ft or be more than 50% opaque;* A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7ft with one.

Criteria Met, *with a condition that landscape materials be provided in order to grow down or up the proposed retaining wall subject to Staff approval.*

34. §153.065(E)(3)(b)2 Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment.

- *All roof mounted mechanical units are required to be screened to the full height of the proposed unit;* A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).

PART VIII: Case History

Development Plan and Site Plan Review – February 11, 2016

The Development Plan, Site Plan and Waivers were reviewed by the Administrative Review Team. The ART approved the following 6 Administrative Departures and recommended approval of the proposed Parking Plan with 4 conditions, the Development Plan with 3 conditions, and the Site Plan with 19 conditions and 34 Waivers. Updated conditions have been provided above based on the materials provided by the applicant.

Preliminary and Final Plat – January 25, 2016

The Preliminary and Final Plats were approved by City Council.

Basic Development Plan and Basic Site Plan Reviews – December 7, 2015

The Administrative Review Team made a recommendation to City Council on the Basic Development Plan and Basic Site Plan Reviews including a series of Waivers that had been identified early in the process. City Council approved the Basic Plan Review with the following waivers:

BDP Waiver:

1. Corner Side Property Line (Hotel) – Code Section 153.060(C)

BSP Waivers:

1. Ground Story Height – Conference Center – Code Section 153.062(O)(5)(3)(b)
2. Building Stories – Hotel – Code Section 153.062(O)(5)(3)(b)
3. Ground Story Height – Hotel – Code Section 153.062(O)(5)(a)(3)(b)
4. Story Height – Hotel 8th Story – Code Section 153.062(O)(5)(a)(3)(b)
5. Building Length – Garage – Code Section 153.062(O)(12)a(2)

City Council Informal Review – October 26, 2016

City Council conducted an Informal Review of the overall project. This step was included in the review process to obtain higher level feedback on the concept and proposed architectural character.